



£225,000

Hawkins Road, Sudbury, Suffolk



THE PROPERTY

This well-presented home begins with a spacious entrance hall giving access to all ground floor rooms. The front-facing kitchen offers ample fitted storage, integrated appliances including a double oven, hob with extractor, dishwasher, and an inset sink. A large window fills the space with natural light and provides a pleasant outlook. A built-in cupboard adds further practicality.

To the rear, the living room benefits from French doors opening into the garden, creating a bright, open feel. Another useful cupboard provides extra storage.

Upstairs are three well-proportioned bedrooms. Bedrooms one and two are located to the rear, while bedroom three at the front is currently used as a home office. The main bedroom also features a built-in wardrobe. A family bathroom serves all rooms and includes a bath, separate shower, WC, vanity unit with sink, and heated towel rail. Additional storage is found on the landing.

The rear garden is low maintenance with secondary access. A garage en bloc and parking space in front provide secure off-road parking.

THE LOCATION

Sudbury offers a great mix of shops, regular markets, eateries, and traditional pubs. Attractions include Gainsborough's House, St. Peter's Church, and the Quay Theatre. The surrounding countryside and River Stour offer scenic walks and cycling routes. Schools, healthcare and public transport are all conveniently accessible. Sudbury's train station offers direct links to London, with other towns such as Long Melford, Bury St. Edmunds, Colchester and Ipswich all within easy reach.

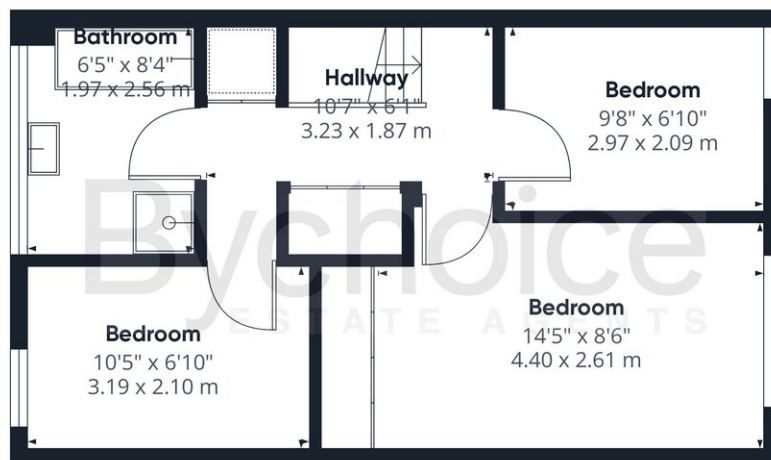








Ground Floor



Floor 1

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Approximate total area
771.67 ft²
71.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council & Council Tax Band – Babergh District Council - Band A

Tenure – Freehold

Broadband – Superfast broadband with download speeds of up to 80mbps and upload speeds of up to 20mbps available (Ofcom data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodafone (Ofcom data)

Utilities – Mains Drainage, Water, Electric, Gas Central Heating

Property Construction – Standard Brick Construction

Section 21 - In accordance with Section 21 of the Estate Agents Act 1979, prospective purchasers are advised that the seller of this property is a relative of a director of Bychoice Estate Agents.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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